

## TOWN &amp; COUNTRY PLANNING DEPARTMENT

The 1st June, 1981

No. 10 DP-81/8366.—In exercise of the powers conferred by the sub-section (4) of section 5 of Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963, the Governor of Haryana is pleased to publish the draft Development Plan along with the restrictions and conditions proposed to be made applicable to controlled area covered by it (Given in the Annexure A & B to the Development Plan at Hodel, approved under sub-section (3) of the said section for the information of all persons likely to be affected there by.

Notice is hereby given that the draft of the plan shall be taken into consideration by the Government on or after the expiry of thirty days from the date of publication of this notification in the official gazette together with any objection or suggestion which may be received by the Director, Town and Country Planning Department, Haryana, Sector 18, Chandigarh from any person in writing in respect of such plan before the expiry of the period specified.

## DRAWING

- (I) Existing land use plan No. DTP(F)-765/80, dated 7th October, 1980.  
 (II) Land use proposal plan No. DTP(F)-766/80, dated 8th October, 1980.

## EXPLANATORY NOTES ON THE DRAFT DEVELOPMENT PLAN OF HODEL

## Introduction

Hodel is a small town in tehsil Palwal, District Faridabad (Haryana). It is situated on 88th K.M. stone on Sher Shah Suri National Highway towards south of Delhi. The Delhi-Bombay Broadguage Railway line also passes via Hodel and there is a Railway station dealing with passengers as well as goods traffic.

The presence of the old structures, now in ruins, namely, a beautiful square tank having temples on its bank, a Bauli and a masonry tank, indicates that, not only, this is an old town, it has also enjoyed a glorious past. Presently also, very well linked with its hinter land, Hodel serves as an important nucleus town for the purposes of educational, commercial and cultural activities for the surrounding region. It has a grain mandi which, being the last one towards Haryana side, has been attracting competitive business with Kosi Mandi in Uttar Pradesh.

## Population

According to the census reports, population of Hodel in 1971 was 14,144. However, the present population is around 18,000 persons.

An idea of the past trends of growth of population of this town can be had from the following table.—

Year	Population	Percentage of growth
1901	8,142	—
1921	5,854	—28%
1941	8,661	+60%
1951	8,303	—4%
1961	10,496	+25%
1971	14,144	+36%

From the above table it is evident that except for decrease in population during 1901-1921 which might be due to some epidemic etc, and during 1941-1951 because of migration to Pakistan, the town has observed a normal linear rate of growth of population at an average rate of 30% approx. Keeping this in view and assuming that certain rural migration might take place due to the planned development of the Focal Town, it is safe to assume a growth rate of 35% for future decades. By 2001 A.D. the population of this town is expected to be of the order of 40,000 persons.



### Proposed expansion of the Town

The topography of the area around the existing Hodel town indicates that there are certain ponds and low lying areas, which are generally flooded, towards western and northern side of the town. It is for this reason that the town has not expanded in these directions. Present trend of development is mostly on the Eastern side and Southern side. It will not be proper to allow development of the town beyond the bypass. It is, therefore, proposed to keep the expansion of the town between the old Sher Shah Suri Marg and Bypass, where sufficient land is available.

Keeping in view the projected population of the town by 2001 A.D. and assuming an average town density of 50 persons per Acre the total land requirement by 2001 will be of the order of 800 acres. To accommodate the future population and the additional required infrastructure about 400 acres of additional land will be required. This extent of land requirement is very well available between old Sher Shah Suri Marg and its bypass within the M.C. limits. The total area within M.C. limits is about 1600 acres while existing built up area is of the order of 350 acres, indicating sufficiency of open land within the M.C. limits for further expansion of the town.

On the Southern side of the town, the junction of the bypass with the old Sher Shah Suri Marg is quite near to the existing developments, with the development of a tourist complex (Dubchick) on 90 Km. Stone. Just near this junction, there can be possibilities of haphazard developments in this direction. To safeguard this area from the haphazard growth and to maintain tranquility of the area around the tourist complex, the area on the Southern side of the town beyond M.C. limits has been declared as controlled area under the provision of the Punjab Scheduled Roads & Controlled Area Restriction of Unregulated Development Act, 1963.

### Major Land use Proposals

As explained earlier, sufficient land is available within the M.C. limits to accommodate the future growth of the town. Detailed planning proposals for the area within M.C. limits are being taken up separately under the integrated urban development programme of the town. The area falling within the controlled area as shown in Drawing No. DTP (F) 766/80 dated 8.10.80 is thus being proposed to be reserved for maintenance and preservation of existing Agricultural activities and is being termed as Agricultural land (Rural Zone), within the meaning of this Act. Keeping in view the future growth of Dubchick Tourist complex, a sizeable area in and around the complex has been reserved for expansion as Recreational/Tourist complex under the main Land Use, Open spaces.

Regarding the remaining and surrounding area since it is predominantly rural it has been designated as Agricultural land (Rural Zone) in the development plan. The Agricultural land (Rural Zone) however, would not eliminate the essential building activities such as extension of existing village contiguous to abadi deh, if undertaken under a project approved or sponsored by the Govt. and other ancillary facilities necessary for agricultural operation and for its maintenance/improvement including construction of farm houses. However, along the portion of Sher Shah Suri Marg (National Highway No. 2) falling within the controlled area, a green belt in the form of a communication zone of 100 Mts width on its either side has been provided. Within this belt of land buildings ever of the type mentioned in the agricultural land (Rural Zone) will be allowed except uses sub-servient to transport and Communication i.e. petrol pumps, Bus 'Q' shelters etc. The need of such a green belt along the National Highway is obviously necessary in the interest of un-interrupted traffic flow. However an industry or buildings exist with the valid sanction or prior to the notification of this area as controlled area, such buildings shall continue as non-conforming use, subject to the provision of the Act and the restrictions laid down in the Zoning clause.

### Zoning Regulation

The legal sanctity to the proposal regarding land use is being given effect by a set of zoning regulations which form part of this Development plan. These regulations will govern the change of land use and standards of development. They also very elaborately detail out allied and ancillary use which will be permitted in the various major land uses.

### ANNEXURE—B

Governing use and development of land in the controlled areas around Hodel is shown in drawing No. DTP (F) 766/80, dated 8th October, 1980.

### I.—GENERAL

These zoning regulations, forming part of the Development plan for the Controlled Area around Hodel shall be called zoning regulations of the Development plan for Hodel Controlled Areas.

The requirements of these regulations shall extend to the whole of the area covered by the Development plan and shall be in addition to the requirements of the Punjab Scheduled Roads and Controlled Areas (Restrictions of Unregulated Development) Act, 1963 and the rules framed thereunder.

## II—DEFINITIONS

In these regulations :—

- (a) 'Approved' means approved under the rules ;
- (b) 'Building Rules' means rules contained in Part VII of rules ;
- (c) 'Drawing' Means drawing No. DLP (F) 766/80, dated 8th October, 1980 ;
- (d) 'Floor Area Ratio (F.A.R.)' means the ratio expressed in percentage between the total floor area of building on all floors and the total area of site ;
- (e) 'Group Housing' means Housing in block without division into streets and independent plots with necessary open spaces and sites for community facilities ;
- (f) 'Light Industry' means industry not likely to cause injurious or obnoxious noise, smoke, gas fumes, odours or dust, effluent and any other nuisance to an excessive degree and motivated by electric power ;
- (g) 'Local service Industry' means an industry, the manufacture and product of which is generally consumed within the local area, for example bakeries, ice cream manufacturing aerated water, atta chakkies with power, Laundry, dry cleaning and dyeing of repair and service of automobile, scooters and cycles, repair of house hold utensils, shoe making and repairing fuel depots, etc.
- (h) 'Material Date' means the 27th May, 1977 in respect of land within the controlled area notified under section 4 of the Punjab Scheduled Roads and Controlled Area (Restriction of Unregulated Development) Act, 1963,—vide Haryana Government Notification No. 5730-SDP-77/5876, dated 27th May, 1977 appearing in Haryana Government Gazette of the 7th June, 1977.
- (i) 'Medium Industry' means all industries other than light industry and local service industry and not emitting obnoxious or injurious fumes and odours ;
- (j) 'Non-conforming use' in respect of any land or building which is contrary to the major land use specified for that part of the area in the Development plan.
- (k) 'Public Utility Building' means any building required for running of public utility Service such as water supply drainage, electricity, post and telegraph and transport and for any Municipal Services including a fire Stations ;
- (l) 'Rules' means the Punjab Scheduled roads and Controlled Area (Restrictions of Unregulated Development) Rules, 1965.
- (m) 'Sector-density' and 'Colony-density' shall mean the number of persons per acre in sector area or colony area as the case may be :—

*Explanation* :—(i) In the definition the 'Sector Area', 'Colony Area' shall mean the area of the sector or colony, as bounded with the major road system shown on the drawing into case of sector and on the approved layout plan of the colony in the case of colony including 50 per cent of land under the major surrounding the sector or colony and excluding the area unfit for building development within the sector or the colony as the case may be :—

(ii) For the purpose of calculations of sector density it shall be assumed that 55 per cent of the sector area or colony area will be available for residential plots including the area under group housing and that every building plot shall on the average contain two dwelling units, each with a population of 4.5 persons per dwelling units or 9 persons per building plot. In the case of shop-cum-residential plot, however, only one dwelling unit shall be assumed.

- (n) 'Site Coverage' means the ratio expressed in percentage between the area covered by the ground floor of a building and the area of the site ;
- (o) the terms 'ACT', 'Colony', 'Coloniser', 'Development Plan sector and sector Plan' shall not have been same meaning as assigned to them in the Punjab Scheduled Road and Controlled Area (Restriction of Unregulated Development) Rules, 1965 and
- (p) In case of doubt any other term shall have the same meaning as assigned to it in the Punjab Scheduled Roads and Controlled Areas (Restriction of Unregulated Development) Act, 1963.



### III—MAJOR LAND USES/ZONES

(I) For purposes of these regulations, the several parts of the controlled areas indicated on the drawing shall be reserved for the following major land uses and to be designated as sub :—

- (a) Agricultural Land (Rural Zone).
- (b) Tourist Complex.
- (c) Green belt.

### IV—DETAILED LAND USES WITHIN MAJOR USES

Main ancillary and allied use, which, subject to other requirements of these regulations and of the rules, may be permitted in the respective major land uses/zones are listed in Appendix 'A' sub-joined to these regulations.

### V—INDUSTRIAL NON-CONFORMING USES

With regard to the existing industries shown in zones other than industrial zones in the development plan, such industrial non-conforming uses shall be allowed to continue provided that the owner of the industry concerned :—

- (a) Undertakes to pay to the Director, as determined by him, the proportionate charges towards the external development of this site as and when called upon by the Directorate do so in the behalf, and
- (b) During the interim period makes satisfactory arrangements for the discharge of effluent to the satisfaction of the Director.

### VI—DISCONTINUANCE OF NON CONFORMING USES.

(I) If a non-conforming use of land has remained discontinued continuously for a period of two years or more, it shall be deemed to have terminated and the land be allowed to be re-used or re-developed only according to the conforming use.

- (ii) If a non-conforming use building is damaged to the extent of 50 per cent or more of its re-production value by fire, floods, explosion, earthquake, war, riots or any other natural calamity, it shall be allowed to be re-developed only for a conforming use.

### VII. RELAXATION OF LAND USE WITHIN AGRICULTURAL LAND (RURAL ZONE)

In the case of any land lying in Agricultural Land (Rural zone) Government may relax the provisions of this development plan :—

- (a) For use and development of the land into a residential or industrial colony, provided the colonizer had purchased the land for the said use and development prior to the material date or after the material date on the basis of an agreement executed prior to the material date on stamp paper and the colonizer permission for this purpose as per rules, and
- (b) For use of land as an individual industrial site (as distinct from an industrial colony) provided that :—
  - (i) the land was purchased prior to the material date or was purchased after the material date on the basis of an agreement to purchase, executed on stamp paper prior to the material date.
  - (ii) the Government is satisfied that the need of the industry is such it cannot await alternative allotment in the proper zone ;
  - (iii) the owner of the land secures permission for building as required under the rules ; and
  - (iv) the owner of the land undertakes to pay to the Director as determined by him, the proportionate charges towards the development of this land as and when called upon by the Director in this behalf and during the interim period makes satisfactory arrangements for discharge of effluent and provided further that any land adjacent to or interlaying within lands satisfying either of the above set of conditions may also be allowed to be developed as a part of such colony, if it is in the interest of proper compact and planned development.

**Explanations**—The word 'Purchase' in this regulation shall mean acquisition of full proprietary rights and no lessor title such as agreement to purchase etc.

### VIII. PROVISION OF FARM HOUSES OUT SIDE ABADI DEH IN RURAL ZONE

A farm house in rural zone outside abadi deh of a village and at least one k.m. away from urbanisation limits as indicated on the drawing may be allowed where the agricultural land attached exceeds 1.2 hectares on the following conditions :—

Size of Farm	Maximum coverage of Farm Houses	Maximum height and Storeys
1. 1.2 to 2.4	.. 150 sq. metres	Single storey 5 metres
2. For every addl. 0.4 hectares	.. 15 sq. metres with a maximum of 300 sq. mts.	Ditto

Minimum set back for a dwelling shall be :—

- (a) 15 M. from any boundary line of the farm land ;
- (b) 100 M. from any bye-pass ;
- (c) 30 M. from any scheduled road ;
- (d) 15 M. from any other road .

### IX. RELAXATION OF DEVELOPMENT PLAN

Government may in cases of hardship or with a view to save any structure constructed before the material date, relax any of the provision of the development plan on principle of equity and justice, on payment of such development charges and on such conditions as it may deem fit to impose :—

### X. RAILWAY RESERVATIONS

All requirements of the railway department.

### XI. DENSITY AND MINIMUM SIZE OF THE PLOTS FOR VARIOUS USES

1. In the case of a residential colony allowed under regulation VII, the colony density of the colony area shall be 100 persons per acre.

The minimum sizes of plots for various types of uses shall be as below :—

(i) Residential Plots	}	.. 35 sq. mtrs.
(ii) Residential plots in subsidised industrial housing or slum dweller housing schemes approved by the Government		
(iii) Shop-cum-Residential plot	..	100 sq. mtrs.
(iv) Shopping booth including covered corridor or payment in front	..	20 sq. mtrs.
(v) Local services industry plot	..	200 sq. mtrs.
(vi) Light industry plot	..	300 msq. mtrs.
(vii) Medium Industry plot	..	0.8 hectares



## APPENDIX 'A'

## AGRICULTURAL LAND (RURAL ZONE)

- (i) Agricultural horticultural, diary piggery and poultry farming
  - (ii) Village house within Abadi Deh
  - (iii) Farm Houses outside abadi deh subject to restriction as laid down in regulation VIII
  - (iv) Expansion of existing village contiguous to abadi deh is undertaken under a project approved or sponsored by the central or state Government
  - (v) Milk Chilling stations and pasturization plants
  - (vi) Bus and Railway Stations.
  - (vii) Airports with necessary buildings.
  - (viii) Wireless.
  - (ix) Weather stations.
  - (x) Land Drainage, Irrigation and hydro-electric works.
  - (xi) Hydro-electric transmission lines and poles.
  - (xii) Cremation and burial grounds.
  - (xiii) Mining and extractive operations, including lime and brick kilns stone quarries and crushing subject to rules and approved sites provided that non of these operations are sited within 300 metres of the edge of a national state or District Highway and 1 K.M. from the Tourist Complex
  - (xiv) Petrol filling stations.
  - (xv) Grain Godown storage space for agriculture inputs and outputs
  - (xvi) Any other use which Government may in public interest decides.
- } ... As approved by the Director
- } ... As approved by the Director.
- } ... as approved by the Director

2. **Dubchik Tourist Complex** —Buildings/Recreational land-uses required for effective maintenance and preservation of the complex as approved by the Director.

3. **Green Belt** —(i)

- (i) Agricultural/Horticultural operations excluding erection, re-erection or extension of any building or structure.
  - (ii) Petrol filling stations
  - (iii) Bus 'Q' Shelters.
  - (iv) Hydro electric trasmission-lines Telephone and Telegraphic lines/  
Cables and poles.
- } ... As approved sites by the Director.

A.K. SINHA,  
Special Secretary to Government, Haryana,  
Town and Country Planning Department.



DEPT'T. OF T.&C.I. L.G. HAR YANA



PART I]

# H O D E L

## DRAFT. DEVELOPMENT PLAN FOR CONTROLLED AREA LEGEND

- 400 TRANSPORT AND COMMUNICATIONS  
410 RAILWAY LINE AND STATION  
700 OPEN SPACES  
730 RECREATIONAL ZONE/TOURIST COMPLEX  
750 GREEN BELT  
800 AGRICULTURAL LAND (RURAL ZONE)

- NON-CONFORMING USE  
VILLAGE/HADBASTNO/REVENUE RASTA  
VILLAGE BOUNDARY  
M.C. BOUNDARY  
CONTROLLED AREA BOUNDARY  
STATE BOUNDARY  
CANAL/DISTRIBUTORY/MINOR  
POND/LOW LYING AREAS

### NOTE.

THIS PLAN HAS BEEN PREPARED BY COMBINING REVENUE  
INDEX MAPS AND MAIN FEATURES HAVE BEEN MARKED  
BY RECONNAISSANCE SURVEY.

SCALE : 1:16000

DRAWING NO. D.T.P. (F) 766/80 DATED 8.10.80

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HARYANA GOVT GAZ., JUNE 16, 1981 (JYST. 26, 1903 SAKA)

